

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY DB AMOUNT OF FEE 1,580.86

RECEIPT # 1200517101

DATE HEARD: 8.17.05

BY CZAB # 123105

RECEIVED
AUG 23 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
DATE RECEIVED STAMP
BY g

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 05-6-CZ12-1/04-270

Filed in the name of (Applicant) IRA & BAMBI GRABOW

Name of Appellant, if other than applicant _____

Address/Location of APPELLANT'S property: The Southwest corner of S.W. 76 Street & S.W. 48 Court; AKA: 4820 S.W. 76th Street, Miami-Dade County, Florida 33143

Application, or part of Application being Appealed (Explanation): Entire Application

Appellant (name): IRA & BAMBI GRABOW

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:

(State in brief and concise language)

The denial of the application was not based on substantial competent evidence. The proposal is both consistent with the property's land use designation and compatible with the existing and foreseeable development surrounding the property.

APPELLANT MUST SIGN THIS PAGE

Date: 23 day of August, year 2005

Signed _____

IRA GRABOW

Print Name

4820 S.W. 76th Street, Miami, FL 33143

Mailing Address

(305) 661-0707

Phone

(305) 661-7610

Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

Representing

Signature

Print Name

Address

City

State

Zip

Telephone Number

Subscribed and Sworn to before me on the 23 day of August, year 2005

[Signature]
Notary Public

(stamp/seal)

Commission Expires



APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me the undersigned authority, personally appeared **IRA GRABOW** (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☒ 1. Participation at the hearing
☐ 2. Original Applicant
☐ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Tracy Slavens
Signature

Tracy Slavens
Print Name

Mercedes Arrojas
Signature

Mercedes Arrojas
Print Name

IRA GRABOW
Appellant's signature

IRA GRABOW
Print Name

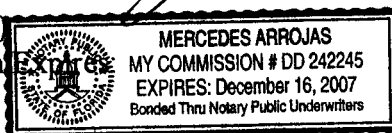
Sworn to and subscribed before me on the 23 day of August, year 2005.

Appellant is personally know to me or has produced _____ as identification.

Mercedes Arrojas
Notary

(Stamp/Seal)

Commission Expires



APPELLANT MUST SIGN THIS PAGE

Date: 23 day of August, year 2005
Signed Bambi Grabow

BAMBI GRABOW

Print Name

4820 S.W. 76th Street, Miami, FL 33143

Mailing Address

(305) 661-0707

Phone

(305) 661-7610

Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

Representing

Signature

Print Name

Address

City

State

Zip

Telephone Number

Subscribed and Sworn to before me on the 23 day of August, year 2005

[Signature]
Notary Public

(stamp/seal)

Commission Expires



APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me the undersigned authority, personally appeared **BAMBI GRABOW** (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☒ 1. Participation at the hearing
☐ 2. Original Applicant
☐ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Tracy Slavens
Signature

Tracy Slavens
Print Name

Mercedes Arrojas
Signature

Mercedes Arrojas
Print Name

Bambi Grabow
Appellant's signature

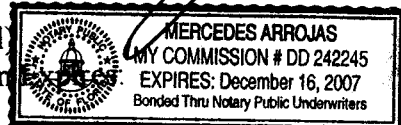
BAMBI GRABOW
Print Name

Sworn to and subscribed before me on the 23 day of August, year 2005.

Appellant is personally know to me or has produced _____ as identification.

Mercedes Arrojas
Notary

(Stamp/Seal)
Commission



Holland+Knight

Tel 305 374 8500
Fax 305 789 7799

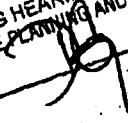
Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, FL 33131
www.hklaw.com

Juan J. Mayol, Esq.
305 789 7642
juan.mayol@hklaw.com

August 23, 2005

VIA HAND DELIVERY

Diane O'Quinn Williams, Director
Miami-Dade County
Department of Planning & Zoning
111 NW 1st Street, 11th Floor
Miami, Florida 33128

RECEIVED
AUG 23 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY 

Re: Ira & Bambi Grabow (collectively, the "Applicant") / Property located at 4820 S.W. 76th Street, in Unincorporated Miami-Dade County, Florida / Public Hearing No. 05-6-CZ12-1/04-270 / Petition for Appeal

Dear Ms. O'Quinn Williams:

Enclosed please find the Petition of Appeal from the decision of Miami-Dade Community Zoning Appeals Board 12 ("CZAB 12") at its meeting of August 17, 2005, denying the above-referenced zoning application (the "Application"). We respectfully request that the Appeal be scheduled for the next available meeting of the Board of County Commissioners, and submit that the denial of the Application was not based on substantial competent evidence.

The Application requested a district boundary change on 1.438 gross acres, located on the Southwest corner of S.W. 76 Street and S.W. 48 Court (the "Property"), from EU-1 to EU-S or, in the alternative to that request, the Applicant requested a non-use variance to permit a lot with an area of .645 gross acre and a lot with an area of .793 gross acre. The Property is designated Estate Density Residential on the County's Comprehensive Development Master Plan (the "CDMP"). Said designation permits 1 to 2.5 units per acre; the density proposed under the Application is 1.39 units per acre. Both lots will meet and/or exceed all other EU-1 zoning district requirements. In addition, the proposed development is an appropriate transition to the estate homes designated EU-M and the single family homes designated RU-1 located in the vicinity of the Property.